

**Design Review Board
Meeting Minutes
November 22, 2022**

8:32 AM- 10:38 AM

Present: Chairman Michael Hally, Cindy DuBose, Hazel Nourse, Christian Hedrick, Alison Giammarco

Also present: Jim Robbins-Town Planner, Kristen Belanger-Administrative Assistant

Not present:

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TOWN OF WESTBOROUGH

The meeting of the Design Review Board was held in Conf. Rm 207, Forbes Building at 45 West Main Street, Westborough on Tuesday November 22, 2022 at 8:30 am. Member Hally convened the meeting at 8:32 am.

Temporary Sign Application for Lindsay Taylor Spatique 45 East Main St.

Meredith Taylor, one of the owners for Spatique, presented. They are applying for a 10x3 temporary sign to show the award they recently won. It is a vinyl sign, the background is tan, white and blue. It will be hung over a window. They would like this to be up over the holidays. There is existing gooseneck lighting over the existing sign, there will be no additional lighting over the banner.

Member Nourse does not approve of vinyl signs. She thinks the size is too big. She does not want to set a precedent for this.

Member Hedrick asked how it would be attached. There are four grommets in the four corners. There are holders attached to the building.

You are allowed two wall signs. This would be considered one.

Mr. Robbins asked if they considered putting the sign between the door and the window. Ms. Taylor said the hooks are already there so they wouldn't consider moving it.

Member Nourse asked if they would take the circle logo and attach to the circle window in the attic.

Member DuBose made a motion to accept the proposal from Lindsay Taylor for temp sign LTS 1 dated 11/22/22 and LTS 2 photograph dated 11/22/22. The sign is approved until 1/9/2022. Member Hedrick seconded.

Vote: 3-1-1

**Member Nourse voted against and Member Giammarco abstained.*

Sign Application for Ace Hardware

John Nicalazzo attended representing the sign company.

They are making repairs to the existing sign. The bottom section of the sign will be replaced. There is an aluminum panel, it is externally lit. The sign is double sided, and says the same thing on both sides. The color is from Benjamin Moore.

Member Nourse made a motion to approve the repair to the Ace Hardware sign for Benjamin Moore as shown on the application using Cardinal Red with White. Drawing dated 2/7/22. Member Giammarco seconded.

Vote: 5-0

Chairman Hally adjourned the committee to 1 Gleason St.

Request to Widen Driveways on Type C Units, Relocation of Light Poles and any Related Design Adjustments for Village Commons, 1 Gleason St

Original plan was proposed in 2010 as a Trans-Oriented Village to encourage people to take the train and walk and have not more than one vehicle. The economy changed, the original developer sold the property to Mr. Ansari. As a result in the ownership change, it was not marketed to individuals with the concept being emphasized.

Member Nourse does not like how this change would remove additional grass.

Chairman Hally would use pavers and build a real walkway to the door.

Lighting will be looked at once on site.

At 9:32 am, the DRB reconvened at 1 Gleason St. Farooq Ansari, the Developer and Larry Greene the Landscape Architect were present along with two residents from 7 and 15 Daania.

Mr. Ansari staked out the requested extension of the driveways. They would be 6' wide by 15' long. There is 90 sq. ft. to the side of the driveway. He is open to using impervious surface. Most residents have 2 cars.

Member Nourse added that the only things this solution allows is to put two cars outside the garage in the driveway and leave the garage empty.

Mr. Robbins would suggest if they do paving that it extends to the electric box.

One issue that was pointed out is the door on the side of the garage opens inwards towards the car inside, there is not enough room for this.

Prasanth Santhakumari #15 Daania- having the extra space allows them extra room to exit the car on the pavement and enter the house.

Chairman Hally offered a suggestion to possibly do 3' on either side. Along with a path that extends to the side door.

Cijo Johny #7 Daania- This solution allows a car in the driveway to park to the side and allow the car from the garage to back out without moving. If additional sq. ft is needed to allow people to get out on a hard surface they are open to it.

Chairman Hally explained his concern if approved, in the future there will be 3 cars in every house or 2 cars in the driveway and the garage will be used for something else. He believes extending 3 ft. to the right of the driveway accomplishes the issue without opening up to allowing potential for 3 cars.

It was mentioned that the Home Owners Association (HOA) will transfer from Farooq to the owners soon. The residents will have the ability through the HOA to vote on extending the driveways.

Mr. Robbins clarified that if DRB approves, then all owners would need to install.

Mr. Johny commented out of the 7 residents this applies to, all wanted the extended driveways, 4 wanted it now and 3 wanted it later.

Member Nourse would like to make a motion for the DRB to deny the application for driveway extensions as submitted.

After further discussion, Mr. Ansari decided to pull the application and no longer be up for consideration.

Chairman Hally made a motion to accept Mr. Ansari's withdrawal of his application for driveway extensions without prejudice. Member Nourse seconded.

Vote: 5-0

Larry Greene, the Landscape Architect, presented the board a photometric plan. They are proposing moving the light posts from the driveway side to across the street to the sidewalk. The lights have side shields to direct the light toward the house and prevent shining on the property next door. Acorn fixture specs were provided, these are hardwired. There is a spotlight over the garage and side door.

Mr. Greene agreed to send an updated lighting plan digitally. All are night sky compliant, LED 3000k.

Mr. Robbins agrees they have enough light from the light posts.

Chairman Hally is skeptical that the solar pathway lights will be enough with the reduced number of fixtures on the plan.

Mr. Greene requested a copy of the original pathway lighting. DRB would like plans and specs for approved pathway lighting.

The board walked to the back of the property. The circle area is going to be an open lawn. It was originally approved with raised beds but the residents would prefer a lawn for the children to play on. Arborvitaes will be placed along the rear edge of the property. Mr. Ansari will put together a proposal for open space.

Member Nourse made a motion to adjourn at 10:38 am. Chairman Hally seconded.

Vote: 5-0

Respectfully submitted,

Kristen Belanger

Planning Dept. Administrative Assistant

APPROVED:

A handwritten signature in black ink, appearing to read "Cynthia R. Dufosse", is written over a horizontal line.

**One board member signature required for approval.*